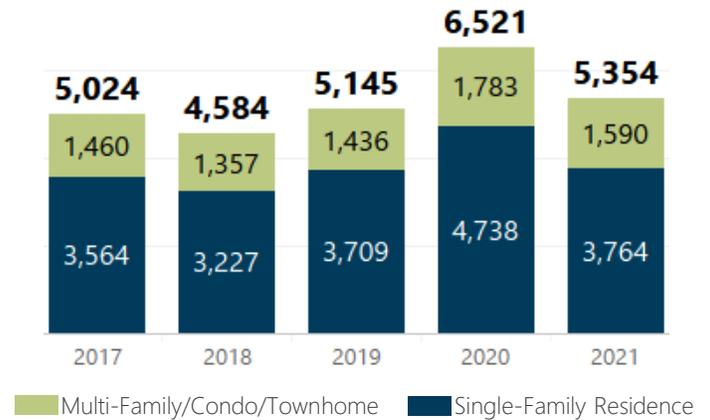


**-18% HOMES CLOSED**

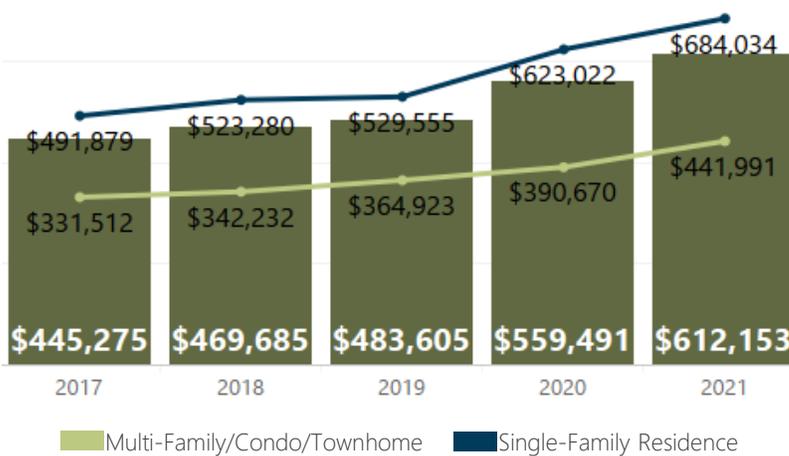
In October, the number of **Closed homes in the Denver Metro area totaled 5,354**, an 18% decrease as compared to the 6,521 closings we saw last October as the market was recovering from the pandemic. From a month-to-month perspective, the market continued to see seasonal cooling with closings down 4% compared to September.

The count of listings in Pending status hitting an all-time high of 5,853 in October, up 9% from last month and 1% higher last year, indicating we could see strong home sales in the coming months.

Homes Closed



Average Closed Prices



**+9% PRICES**

The **Average Closed price for a home in the Denver Metro area in October was \$612,153**, 9% higher than October 2020. From a month-over-month perspective, home prices remained relatively unchanged for the second consecutive month.

Single-Family Residences sold for an average of \$684,034 in October, up 10% year over year. The price of Multi-Family/Condos/Townhomes was up 13% from October 2020, at an average of \$441,991.

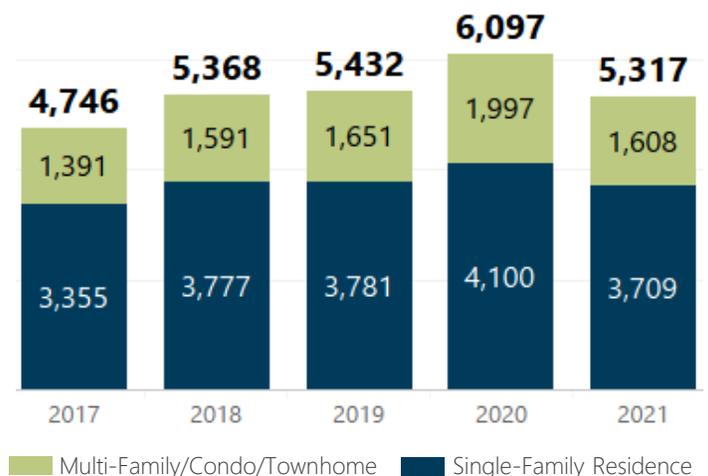
**-13% NEW LISTINGS**

Sellers added 5,317 New Listings to the market in October, **13% fewer than last year at this time** and down 14% from last month.

The count of Active Listings of homes for sale at the end of October was 3,178, 28% fewer than last year and 8% fewer than the end of last month.

We currently have **3 weeks of inventory**, unchanged from both last year and last month.

New Listings

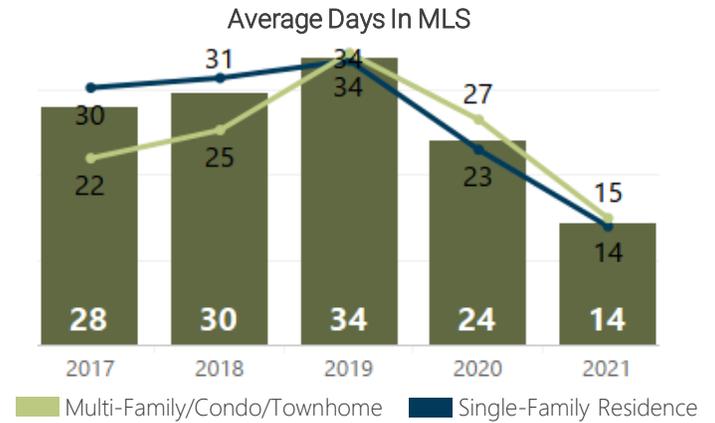




### DAYS IN MLS

In October, it took **an average of two weeks for homes to move from Active to Pending**, 10 days fewer than last year and 1 day longer than last month. On average, Single-Family Residences were on the market 14 days, while Multi-Family/Condos/Townhomes were on the market 15 days.

The median number of days a home spent on the market in October was 5, which is 1 day fewer than October 2020.

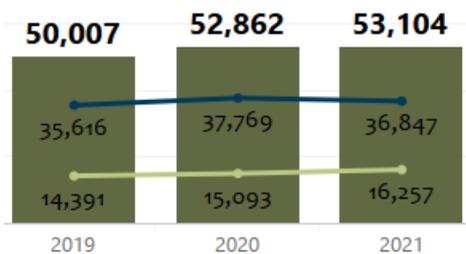


<b>3,178</b> Active Listings	<b>\$612,153</b> Average Closed Price	<b>5,354</b> Listings Closed	<b>14</b> Average Days In MLS
<b>5,317</b> New Listings	<b>\$535,000</b> Median Closed Price	<b>5,853</b> Pending Listings	<b>3</b> Week of Inventory

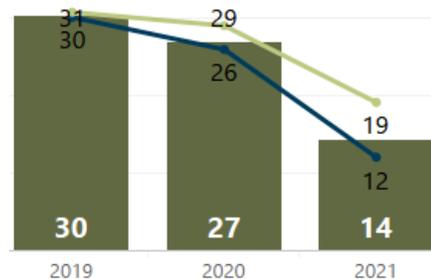
### YEAR-TO-DATE

After a surge during the summer months, home prices began to level off in the later part of the year. Still, they are 17% higher than we saw at this point in 2020. Thanks in part to favorable interest rates buyers are not shying away from higher priced homes. Year to date more homes have closed than we saw at this point in both 2019 and 2020 with buyers purchasing 34% more homes in the \$1M+ price range as compared to this time last year. Home buyer demand has resulted in low levels of standing inventory because homes that come on the market are moving to the Pending status in an average of just two weeks.

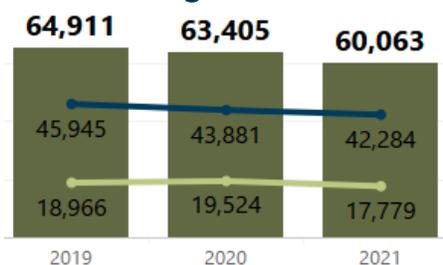
#### +1% Listings Closed



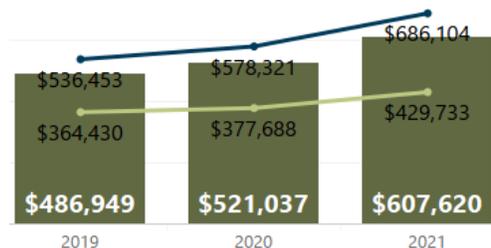
#### -13 Days Average Days In MLS



#### -5% New Listings



#### +17% Average Closed Price



Multi-Family/Condo/Townhome Single-Family Residence